

DUA FAT GROUP
JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No. 180726.03/CV/DF

Hanoi, April 18, 2026

*Regarding the explanation of the difference
in after-tax profit in the current income
statement compared to the same period last
year.*

Dear: - *State Securities Commission*
 - *Hanoi Stock Exchange (HNX)*

Dua Fat Group Joint Stock Company (Stock code: DFF) would like to express its sincere gratitude for the support and assistance provided by your organization over the past period.

Based on Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance on the disclosure of information in the securities market.

Based on the Company's self-prepared business performance reports for Q2/2026 and Q2/2025.

Dua Fat Group Joint Stock Company would like to explain the difference in after-tax profit in this period's financial statement compared to the same period last year, specifically as follows:

No.	CONTENT	Self-prepared financial statements for Q2 2026	Self-prepared financial statements for Q2 2025
1	Separate Financial Statements	(104,876,544,831)	(203,040,723,580)

- For Separate Financial Statements:
 - In the second quarter of 2026, due to the continued difficulties and challenges facing the domestic economy, especially in the real estate sector, this directly and profoundly affected our company's business operations. Total revenue for the period decreased by VND 185,279,554,668, a decrease of 72.72% compared to the same period in 2025, while total expenses decreased by VND 283,463,528,990, a decrease of 61.91%. As a result,



profit in the Q2 financial statement this year increased by VND 98,164,178,749 compared to the same period last year, equivalent to an increase of 48.35%.

The above is an explanation of the difference in after-tax profit between the self-prepared financial statements for the second quarter of this year and the same period in 2025. Dua Fat Group Joint Stock Company hereby reports this for your information.

Sincerely yours./.

Recipient:

- As above;
- Save VT.

**CHAIRMAN OF THE BOARD OF
DIRECTORS**



LE DUY HUNG

